Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 302/96 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,399,000 & $1,489,000

## Median sale price

Median price | Property type *unit* | Suburb HAWTHORN EAST

Period - From 01 October 2021 to 30 September 202 | Source Price Finder

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 96 CAMBERWELL RD, HAWTHORN EAST, VIC 3123 $ | $1,400,000 | 27/05/2022 |
| | | |
| | | |

This Statement of Information was prepared on: 17/10/2022v